

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, March 24, 2009

8:00 P.M.

**Room 206
Town Hall**

GENERAL MEETING

Proposed Amendments to the Darien Zoning Regulations put forth by 333 West Avenue Associates, LLC. A proposal put forth by 333 West Avenue Associates LLC to amend the Darien Zoning Regulations. This proposal would add a new Section 1052 to define and allow "Single-Family Open Space Development" and amend the existing Subsection 404 to allow such use as a Principal Use requiring a Special Permit. *HEARING CLOSED: 2/24/2009. DECISION DEADLINE: 4/30/2009.*

Request for Clarification and/or Modification of Conditions regarding: Amendment of Zoning Map #4-2008, Amendment of Zoning Regulations #8-2008, Site Plan Application #268, Special Permit Application #122-A, Land Filling & Regrading Application #219, lot line revision, Darien Housing Authority, Noroton Avenue, Elm Street, and West Avenue. Proposing to replace the existing single-family residences and apartment building which now comprise Allen-O'Neill Homes; to amend the DMR Zoning Regulations, and rezone the properties to DMR; abandon the existing Allen-O'Neill Drive; revise lot lines; construct 24 new apartment and townhouse structures containing 107 units of housing; construct one community building; install drainage facilities; and to perform related site development activities.

Business Site Plan #212-B/Special Permit, Park Animal Hospital of Darien, 168 Noroton Avenue. Requested modifications to the interior floor plans.

Requested Modification of Special Permit Application #236, The Melting Pot, 14 Grove Street
Request to extend hours of operation to include lunch on Fridays and Saturdays, 11:30-2:30.

Approval of Minutes

March 10, 2009 Executive Session/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

PUBLIC HEARING

Special Permit Application #172-D/Site Plan, Darien Diner (former Driftwood Diner), 171 Boston Post Road. Proposing to construct first floor additions to the front of the existing building, install a handicap access ramp, allow use of the second floor for customer seating, and perform related site development activities. *POSTPONED.*

Continuation of Public Hearing regarding Land Filling & Regrading Application #221, Robert & Kitty Lavin, 480 Middlesex Road. Proposing to fill and regrade adjacent to an existing residence to create a flat yard area and to perform related site development activities. The subject property is located on the east side of Middlesex Road, approximately 350 feet south of its intersection with Saddle Ridge Road, and is shown on Assessor's Map #6 as Lot #158 in the R-2 Zone. *PUBLIC HEARING OPENED 2/24/2009. HEARING TO BE CONTINUED TO MARCH 31, 2009.*

Proposed Amendments to the Darien Zoning Regulations put forth by the Darien Planning & Zoning Commission. Create a new Section 880 *et. seq.* of the Zoning Regulations. The purpose of these Regulations is to require storm water management plans for certain projects and applications. The Regulations define the applicability of the new Section and establishes components of Stormwater management plans.

Proposed Amendments to the Darien Subdivision Regulations put forth by the Darien Planning & Zoning Commission. Add to Article IV Section I a new #8 requiring that all subdivisions shall comply with the requirements for Stormwater management as outlined within Section 880 *et. seq.* of the Darien Zoning Regulations.

Special Permit Application #160-C, Celco Partnership d/b/a Verizon Wireless, 24 Chestnut Street.

Proposing to install wireless telecommunications antennas on an existing water tank and to install an equipment room within a rebuilt wooden shed. The subject property is located on the north side of Chestnut Street approximately 250 feet east of its intersection with Noroton Avenue, and is shown on Assessor's Map #20 as Lot #60, R-1/3 Zone.

Proposed Amendments to the Darien Zoning Regulations put forth by the Planning & Zoning Commission. Proposal to allow blade signs in the Central Business District (CBD), Neighborhood Business (NB) and Designed Commercial (DC) zones. Blade signs are signs that are affixed to and project from a building.

Coastal Site Plan Review #241, Flood Damage Prevention Application #270, Ian Duncan, 87 Nearwater Lane. Proposing to construct a pier, dock and float and perform related site development activities within regulated areas. The subject property is on the west side of Nearwater Lane, approximately 400 feet south of its intersection with Nickerson Lane, and is shown on Assessor's Map #52 as Lot #4 and is located in the R-1 Zone.

ADJOURN.